

MINUTES

**HISTORIC PRESERVATION COMMISSION
Nave, Community Design Studio
7506 East Indian School Road
November 10, 2005
5:00 p.m.**

CALL TO ORDER

Chairman Wimmer called the meeting to order at 5:17 p.m.

ATTENDANCE

Present:

Ed Wimmer, Chairman
George Hartz, Vice-Chairman
Nancy Dallett
Dezbah Hatathli

Absent:

Kathy Howard
Lisa Loss
Paul Winslow

Staff:

Debbie Abele
Don Meserve
Bob Cafarella
Don Hadder
Ed Gawf

Also Present:

Beverly Hart
John Berry
Larry Heiny
Esther Kozinets

1. INTRODUCTIONS AND ROLL CALL/ MINUTES

The presence of Commissioners as shown above was noted.

2. MINUTES

The Commission requested that the Meeting Minutes be less detailed in the future.

VICE-CHAIRMAN HARTZ MOVED THE APPROVAL OF THE MINUTES OF THE OCTOBER 13, 2005 MEETING. THE MOTION WAS SECONDED BY CHAIRMAN WIMMER AND CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0).

COMMISSIONER DALLETT MOVED THE APPROVAL OF THE MINUTES OF THE OCTOBER 27, 2005 MEETING. THE MOTION WAS SECONDED BY CHAIRMAN WIMMER AND CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0).

3. REPORT/DISCUSSION: HPO/STAFF REPORT AND ANNOUNCEMENTS

Ms. Abele offered a report on the first Historic Residential Exterior Rehabilitation Program Committee meeting. The Committee was formed pursuant to previous discussions of the Commission. The Committee consists of five members, including: Paul Winslow, architect and Commissioner as the Chair; Lisa Loss, real estate agent and Commissioner; Joy Rich, homeowner in Village Grove historic district; Jeff McCall, architect; and Janie Ellis, past Commissioner and National Register property owner. The first Committee meeting was recently held for members to identify eligible items for improvements and the criteria for selection. Additionally, direction was given to staff on application materials, which are being drafted.

A selection committee will be formed each year to make recommendations to the Commission on the rehab program. Each committee will have two (2) existing Commission members that will rotate, enabling all Commissioners the opportunity to serve. Other future selection committee members could include past Commissioners, historic district residents, and architectural and building experts.

Ms. Abele suggested that the Commission meet the first week of December instead of the second week in order to allow for time to approve and distribute applications for grants to residents by early December. Applications will be due February 1, 2006. This will allow the residents a two-month time frame to submit their applications to the Commission.

Ms. Abele indicated that the approval of the Preservation Guidelines for each neighborhood historic district is also time sensitive issue since it is closely related to the Historic Residential Exterior Rehabilitation Program Committee. Ms. Abele further reported that the Historic Residential Exterior Rehabilitation Program Committee is recommending a second grant application cycle in September 2006, thus allowing residents two (2) opportunities to apply for funds to assist in historic rehabilitation of their homes. The Historic Residential Exterior Rehabilitation Program Committee expects to select rehab grant projects in the two application cycles for owners in these two neighborhoods totaling a maximum of \$200,000, which is the amount budgeted for this incentive program.

4. PUBLIC HEARING ITEM

Initiating Historical Property (HP) Overlay Zoning for Approximately 10 2/3 acres of Taliesin West for the Boundary Recommended by the Taliesin West Historic Preservation Designation Committee.

Commissioner Dallett, Chair of the Taliesin West HP Designation Committee, stated that City Council concluded in September 2003 that the historical property (HP) boundary for the Taliesin West designation would be mutually agreed upon by the City and the Frank Lloyd Wright Foundation (Foundation). Therefore, the Committee prepared their boundary recommendation in collaboration with representatives of the Foundation and has received a letter of support for the Committee proposal for a 10-2/3 acre HP boundary from the Chairman of the Board, Mr. Vern Swaback. She further stated that the Committee anticipates that the Commission will have the opportunity to ensure a "more rigorous" historical preservation situation for the entire Foundation property through the Special Campus (SC) rezoning case that the Foundation expects to apply for soon.

Chairman Wimmer distributed correspondence between himself and Mr. Vernon Swaback (Attachment 1.) and from Mr. Swaback to Commissioner Dallett (Attachment 2.) in support of the Committee report from Commissioner Dallett. Chairman Wimmer also distributed copies of an email letter to the Commission in opposition to the proposed HP boundary from Commissioner Dr. Howard (Attachment 3.). Chairman Wimmer requested that these three documents be entered as part of the hearing record.

Commissioner Dallett commented on the letter from Commissioner Howard that was made a part of the record. She indicated that she agreed with Commissioner Howard on several things and shared her concerns about Taliesin's future. However, she states that she is also aware of the limitations of the HP designation alone to effectively shape its preservation.

Commissioner Dallett states that she disagrees that the Commission established 'convenient, narrowly defined HP boundaries.' To the contrary, the Commission approached the situation with a great deal of care and thoroughness. She indicates that the boundaries are narrow for two reasons: one, the Commission was bound to an agreement that insisted the boundaries be mutually agreed upon; and two, the parties could agree to the limited boundaries because safeguards are in place due to the fact that the Commission will take part in the Special Campus zoning process. She further indicates that Taliesin is in a period of change and the Commission has built in a two-year period to revisit the issue, at which time the Commission can determine whether the current boundaries should be adjusted.

Commissioner Dallett states that if the Commission fails to initiate, she believes they will have been derelict in their charge. She states that the overriding goal is to place Taliesin on the Scottsdale Historic Register; therefore it is important to act now. She indicates that the Commission will move on to insuring that historic preservation components of the Special Campus zoning will be a powerful tool for protecting the historic property and its view sheds.

Chairman Wimmer opened the floor for public comment.

Mr. Berry, attorney for the Foundation, stated that the Foundation held a pre-application meeting with City staff earlier in the day on their Special Campus rezoning. In August 2005 the Foundation asked the City to assign a project coordinator to assist with this Taliesin West rezoning application. Don Hadder, Principal Planner has now been appointed as Project Coordinator for the Foundation's Special Campus zoning. Mr. Berry invited Commissioner Dallett to attend any future meetings the Foundation holds regarding the Special Campus application.

Chairman Wimmer offered a copy of the legal description of the proposed HP boundary, prepared by City surveyor Ron Dry of the Taliesin West HP rezoning, dated October 12, 2005 (Attachment 4.). Mr. Berry indicated that the Foundation agrees to this legal description of the Taliesin West HP overlay zoning.

Mr. Ed Gawf, Assistant City Manager encouraged the Commission to examine the Community Development Block Grant (CDBG) Program as a way to couple civic support for Taliesin West with some tangible financial support.

Don Hadder, Principal Planner introduced himself to the Commission.

Mr. Berry requested that the City of Scottsdale be responsible for notifying the Commission about any future meetings held by the Foundation on the Special Campus application. He further noted that the Foundation would like the opportunity to comment on any motion concerning the Foundation.

VICE CHAIR HARTZ MOVED TO INITIATE THE HISTORIC PROPERTY OVERLAY ZONING FOR THE APPROXIMATE 10 2/3 ACRES OF TALIESIN WEST USING THE BOUNDARY RECOMMENDED BY THE TALIESIN WEST HP DESIGNATION COMMITTEE, REFLECTING THE HISTORICAL IMPORTANCE OF FRANK LLOYD WRIGHT AND HIS ASSOCIATION WITH THE PROJECT AND THE QUALITY OF THE ARCHITECTURAL BUILDINGS, AND AS INDICATED BY THE LEGAL DESCRIPTION DATED OCTOBER 12, 2005. THE MOTION WAS SECONDED BY COMMISSIONER DALLETT AND CARRIED UNANIMOUSLY BY A VOTE OF FIVE (4) TO ZERO (0).

5. OPEN HOUSES FOR TALIESIN WEST

Ms. Abele noted that an Open House on the Taliesin West HP designation could be held at Mustang Library in December, but no date has been set. A second Open House could be held at the Community Design Studio in the afternoon before the next regularly scheduled HPC meeting on January 12, 2005. Ms. Abele noted that the notification of adjacent property owners would include a 750-foot radius of the Taliesin West Property, rather than the smaller 10-2/3 acre boundary.

Mr. Hadder proposed that the Commission and the Foundation jointly host the Open Houses for both zoning cases for Taliesin West. Joint Open Houses could alleviate confusion by the public regarding the issues involved in the two Taliesin West cases, HP and SC.

Chairman Wimmer indicated that the Commission has previously discussed this matter, and the consensus of the Commission is to proceed with the HP overlay before the Special Campus case.

Mr. Gawf requested a postponement of a decision regarding the schedule for Open Houses until the December HPC meeting. He would like to ensure that the Foundation has progressed far enough on their Special Campus case so the public can clearly understand the relationship between the two cases. Mr. Gawf also indicated that after the holidays in mid-January would be a better time to hold an Open House. In response to a question by Vice-Chairman Hartz, Ms. Abele stated that the potential schedule for the first Open House is early December; one month before to the first potential public hearing date on the Taliesin West HP designation. This schedule would allow the Taliesin West HP overlay zoning case to be scheduled for public hearings by the Historic Preservation Commission in January, the Planning Commission in February, and the City Council for action in March 2006 at the earliest.

Chairman Wimmer requested that Mr. Gawf consider the Commission's position.

In response to a question on scheduling, Mr. Gawf indicated that a date has not been determined for the Foundation and their architect, Mr. Larry Heiny to submit the Special Campus rezoning application. Since target dates are still being identified for the steps in the Special Campus review process, he requested time for City staff and the Foundation to discuss the schedules for both cases before the first Open House is scheduled.

6. Joint Meeting With Planning Commission

A joint meeting date has not been scheduled at this time. However, Preservation and Current Planning staffs are presently working towards scheduling such a meeting on February 8, 2006.

7. Neighborhood Historic District Signs

Ms. Abele reported that the design for the neighborhood signs is progressing. In response to a question by Chairman Wimmer, Ms. Abele indicated that Preservation staff are getting cost estimates for fabricating the signs. Mr. Cafarella noted that the fabrication time for new signage is approximately one week from the date when they are ordered. Ms. Abele indicated that all signage would be placed within the boundaries of the Historic Districts to identify the actual boundaries.

In response to a question by Commissioner Dallett, Mr. Meserve reported that approximately 15 to 20 signs would be posted in Village Grove, and about 6 signs would be posted in Town and Country.

8. COMMISSIONER COMMENTS AND ANNOUNCEMENTS

In response to Vice-Chairman Hartz's request for access to meeting audio, Mr. Meserve informed that meeting audio for the October 27th HPC meeting is available.

Vice-Chairman Hartz remarked that the ID number and password he was provided to access the website was invalid. Mr. Meserve indicated that the correct password is available and he will distribute it to the Commission.

Vice-Chairman Hartz suggested that the January Retreat be held at the Hotel Valley-Ho.

Chairman Wimmer requested that staff investigate whether the Hotel Valley-Ho will be available for their use in January. He requested that the Community Design Studio be reserved as a backup location.

Mr. Meserve reported attending a session at a recent design conference at Taliesin West. He noted that presentations on Taliesin West by John Eifler and Tony Puttman were very informative. Mr. Eifler's extensive work over the past year preparing 'Preservation Guidelines' for Taliesin West should be an excellent source for the local designation and for identifying an appropriate review process.

Chairman Wimmer reported that the Foundation is looking for people to serve as guides at Taliesin West. He suggested Commissioners may be interested in doing this for community service work.

9. PUBLIC COMMENTS

None.

10. FUTURE MEETINGS AND AGENDA ITEMS

The next meeting of the Commission will be on December 1, 2005 at 5:00 p.m.

The January meeting of the Commission is scheduled for January 12, 2006 at 5:00 p.m.

The Historic Exterior Rehabilitation Workshop for Residents will occur on January 14, 2005. Architects will experience with historic homes will be available to talk about planned improvements with residents. Commissioners are not required to attend.

The scheduled Annual Retreat for the Commission will occur on January 28, 2006.

7. ADJOURNMENT

There being no other business to discuss, the meeting adjourned at 6:28 p.m.

Respectfully submitted,
A/V Tronics, Inc.

Attachments for the Record:

1. September 13th Letter from HPC Chairman Ed Wimmer to Vernon Swaback, Chairman of the Board, FLW Foundation
2. September 13th Letter from Vernon Swaback, Chairman of the Board, FLW Foundation to Commissioner Nancy Dallett, Committee Chair
3. November 9th testimony from Kathleen L. Howard, Ph. D. from an email to the HPC
4. Legal Description prepared by Ron Dry, Surveyor

September 13, 2005

Mr. Vernon Swaback, Chairman of the Board
Frank Lloyd Wright Foundation
PO Box 4430
Scottsdale, AZ 85261-4430

RE: Listing Taliesin West on the Scottsdale Historic Places Register

Dear Vernon:

The City of Scottsdale Historic Preservation Commission (CoS/HPC) appreciates the collaborative effort between CoS/HPC and the Frank Lloyd Wright Foundation (FLWF) during the recent meetings focused on the listing of Taliesin West on the Scottsdale Historic Register. Collaboration is the best way to preserve and protect historical and architectural features and significance of Taliesin via Historic Preservation zoning overlay and a carefully crafted underlying Special Campus Zoning for Taliesin West.

As we discussed at the Commission meeting held September 8, 2005, that the CoS/HPC, through a subcommittee of the HPC's Historic Register Committee (HRC), has several points that they believe essential and the Frank Lloyd Wright Foundation agree. These points are described in the following bullets. At the September 8th meeting, we discussed the FLWF preparing a letter to the CoS/HPC containing these as points of consensus and agreement between the Commission and the Foundation. This letter will signify the agreement of our two bodies and will be the benchmark for the further development of the HP overlay and the Special Campus Zoning.

The points we ask your ratification of are:

- to continue the collaborative effort between CoS/HP and FLWF to arrive at the best way to preserve and protect historical and architectural features and significance of Taliesin via HP overlay and a specially crafted Special Campus Zoning.
- to confirm the FLWF agrees with the CoS/HP proposed designated boundary of the Scottsdale Historic Register (SHR) historic core, as previously mutually agreed upon, and as shown on the attached map.
- to acknowledge that, at this time, HP boundary limited is to historic core because we mutually agree that Special Campus underlying zoning is best method to ensure preservation and protection of Taliesin West in its entirety.

The CoS/HPC also requests the FLWF to agree with the following:

- the FLWF agrees to supply the following information and agree to these measures to insure Historic Preservation review is integrated into development and implementation of Special Campus zoning.
 - Document for HP Commission the intended timeframe for filing for zoning change to Special Campus and general expectations of timeframe for zoning change to take effect
 - Keep CoS/HPC apprised of activities on zoning changes and related activities every 60 days

- Insure HP Commission that as Special Campus zoning planning and implementation proceeds, HP Commission will be part of process in an advisory role, and will have mechanism to review reports, impact Statements, design guidelines, etc. for recommendation. (HP does not have veto power nor will it be required to approve or disapprove, but will have opportunity to review and make recommendations.) HP Commission to review Section 6.805 Development plans as they develop, including: A. Open space plan, B. Buffer zone plan, C. Parking plan, D. Traffic plan, E. Drainage plan, F. Special impact plan, and G. Environmental design and design guidelines. HP Commission especially concerned with view corridors to and from the historic building core.
- Agree to a two-year timeframe for revisiting the HP boundaries if the process to achieve Special Campus zoning is delayed, unsuccessful, or otherwise not accomplished on a timely basis.

At the September 8th CoS/HPC meeting I appointed Nancy Dallett, the Chairman of the HRC subcommittee formed ad hoc for the listing of Taliesin on the Scottsdale Register of Historic Places, as Commission liaison with the FLWF.

The CoS/HPC trusts the FLWF sees the above steps as best way to accomplish our common goals, and to continue good partnership City and Taliesin have enjoyed for years with CoS/HPC supporting the efforts to gain Special Campus zoning of Taliesin West.

The Commission looks forward to receiving your reply before our next regular meeting scheduled for October 13, 2005.

Sincerely yours,

Edward John Wimmer, Chairman
City of Scottsdale Historic Preservation Commission

Attachment

September 13, 2005

Nancy Dallett
Chair, Taliesin Subcommittee
Historic Preservation Commission
City of Scottsdale
7506 E. Indian School Road
Scottsdale, Arizona 85251

Nancy:

On behalf of the Frank Lloyd Wright Foundation and in conformance with our Development Agreement with the City, we accept the proposed historic preservation boundaries as voted by the Historic Preservation Commission on September 8, 2005 subject only to our approval of a legal description.

The Foundation has already been in contact with City staff, requesting assignment of a staff member to begin the Special Campus District rezoning process. At this time, we are waiting for a response, but it is our intention to begin immediately. It is our understanding from the City that the rezoning process will take nine to 12 months.

As we discussed in the Taliesin Subcommittee meetings, it is the Foundation's intention to keep the Historic Preservation Commission apprised of the rezoning activities and we intend to report to the Commission every 60 or so days in a manner convenient to both parties.

The Foundation understands the Historic Preservation Commission will appoint a liaison to the Foundation to ensure that as the zoning proceeds, the Historic Preservation Commission will be able to comment on development plans, recognizing the Historic Preservation Commission is especially concerned with view corridors to and from the historic building core.

If the Special Campus District process is delayed or unsuccessful at the end of two years from now, the Foundation agrees to revisit the HP boundary designation with the Taliesin Subcommittee and mutually agree upon whether there is a need to revise such boundary.

Sincerely,

Vernon D. Swaback

CC: Debbie Abele
Don Meserve
Beverly Hart

Dear Fellow Commissioners:

Recently, we have been considering the Historic Preservation status of Taliesin, Frank Lloyd Wright's landmark western studio. I have great concern about Taliesin's future and its surrounding desert environment. The Foundation occupies 491 acres, worth possibly hundreds of millions of dollars to developers. We all know what that means -- Taliesin is in great jeopardy. The Foundation has a lengthy history of shaky finances and has already sold some of its land to the developer who built Ancala West and Cactus Gates. The possibility of further development of Taliesin land is a distinct possibility. Without protecting Taliesin's "view sheds" from obstructions, Frank Lloyd Wright's legacy, his sense of place will be lost forever.

This should be a major concern to the Historic Preservation Commission. I propose that the Commission establish view sheds that protect views from Taliesin of Camelback Mountain, the Superstitions, Weaver's Needle and The Estrellas. (See the attached aerial photograph prepared by City staff.)

Attached you will find excerpts from four file folders I recently came across at the National Archives Records Administration Center in Denver last month. The excerpts clearly relate to the designation issue the Commission is considering. Thirty years ago, Taliesin requested National Register and National Historic Site designation in an attempt to thwart the Central Arizona Project (CAP) from coming through its land. At the time, the Foundation was concerned about the CAP interruption of views from Taliesin. There are also rumors of Frank Lloyd Wright's personal visit to President Truman and Congress regarding the visual intrusion of power lines prior to their installation. I have yet to locate records of these conversations.

What does any of this have to do with the present situation? Do these past comments reflect the historic intent and mission statements of Frank Lloyd Wright, whose name is still spoken in hushed tones as if he were a deity? Designating Taliesin a "Special Campus" makes it ripe for development, contrary to the Foundation's past strong opposition. As Commissioners, it is our responsibility to understand and protect our City's heritage. In Taliesin's case, the treasure is not just the buildings, but the way they fit into the surrounding land forms and the views from the site. What would Monticello be without its lawns and circular carriage way, and what would Versailles be without its gardens -- merely nice bricks and mortar.

We must not settle for convenient, narrowly defined historic preservation boundaries. We must strive for a designation that truly reflects Frank Lloyd Wright's Taliesin legacy.

The following contains but a few of the passionate arguments by the Frank Lloyd Wright Foundation and agencies of the Federal government concerning the preservation of view sheds at Taliesin. It is clear that preserving Taliesin means protecting not only the buildings, but also the landscape context within which Mr. Wright's creation sits. The Scottsdale Historic Preservation designation should match the boundaries set up at Taliesin's request for National Historic Site and National Register status.

Kathleen L. Howard, Ph. D.
November 9, 2005

Summary of Taliesin/Central Arizona Project files in the Bureau of Reclamation Records

While in Denver Wednesday, October 19, I dropped by the National Archives Regional Administration offices. There I came across Bureau of Reclamation files relating to the Central Arizona Project (CAP) from the early 1970s. The Frank Lloyd Wright Foundation vigorously opposed the CAP design on the grounds that it would harm Taliesin's visual integrity. The papers make clear the intent, responsibility and position of the Frank Lloyd Wright Foundation with respect to the integrity of Taliesin's land and architecture. To protect Taliesin from the CAP, the Foundation initiated both National Historic Site and National Register nominations for their property. What follows is a small sample of statements made by the Frank Lloyd Wright Foundation and other historic preservation authorities concerning Taliesin's legacy.

Kathleen L. Howard, Ph. D.

Memo to the Mayor and Council, City of Scottsdale, from Charles Montooth, FLW Foundation, January 17, 1976.

"It [Taliesin] is more than a historical monument, it is a vision of the future for architects and planners to study for years to come. We built with our own hands that which we have. We are not here to make a profit from the land. We aim to be here a long time. We do not plan to sell or move away."

"You may well be opening up to development the very areas which should be left dormant. In the end this may prove to be a very costly exercise."

From the National Historic Site Nomination Form, November 8, 1973.

"Wright's design intention was to integrate the structures with the landscape and to preserve as much of the desert environment as possible. Taliesin West grew out of the landscape as if rooted there for centuries."

From the National Register Inventory Nomination Form, February 12, 1974.

"From the beginning, great effort was made to preserve the desert environment as much as possible.

"The buildings were also carefully designed to allow maximum viewing enjoyment of the desert landscape."

Memo to Scottsdale Long Range Planning from Tony Puttnam, FLW Foundation, June 24, 1976.

"Taliesin has been often characterized as a "magical fusion of landscape and building." And it is this vision of man and nature living in harmony which is the "lesson" and this lesson cannot be read without maintaining the integrity of its landscape."

From the Advisory Council on Historic Preservation, April 28, 1975.

“Working with” the Frank Lloyd Wright Foundation BR [the Bureau of Reclamation] located the canal and protective dike through this area. However, about a year or so ago these good working relations broke down for some reason unknown to me. The Foundation then prepared nomination forms and submitted them through the SHPO to the National Register. Then the Foundation went after the BR with a 106 club.”

“...The school’s planned cultural center will do more to destroy its pristine desert environment than the canal and dike.”

Design Standards and Project Criteria for Taliesin West - Anthony Puttnam for the Staff and Students of FLW Foundation and School of Architecture: Undated.

“The integrity of this surrounding environment is at the center of the idea of Taliesin West. Thus demonstration of how man can live well with the land, respecting its nature and enhancing its quality, which is the essential value of Taliesin as a landmark, is a lesson too easily destroyed....”

Comments from the Frank Lloyd Foundation regarding Taliesin site follow:

“As trustees of a national architectural landmark we cannot work with the City to redesign a structure [bridge over the CAP] which would in itself have an adverse impact upon that landmark....” Charles Montooth, FLW Foundation, January 15, 1979.

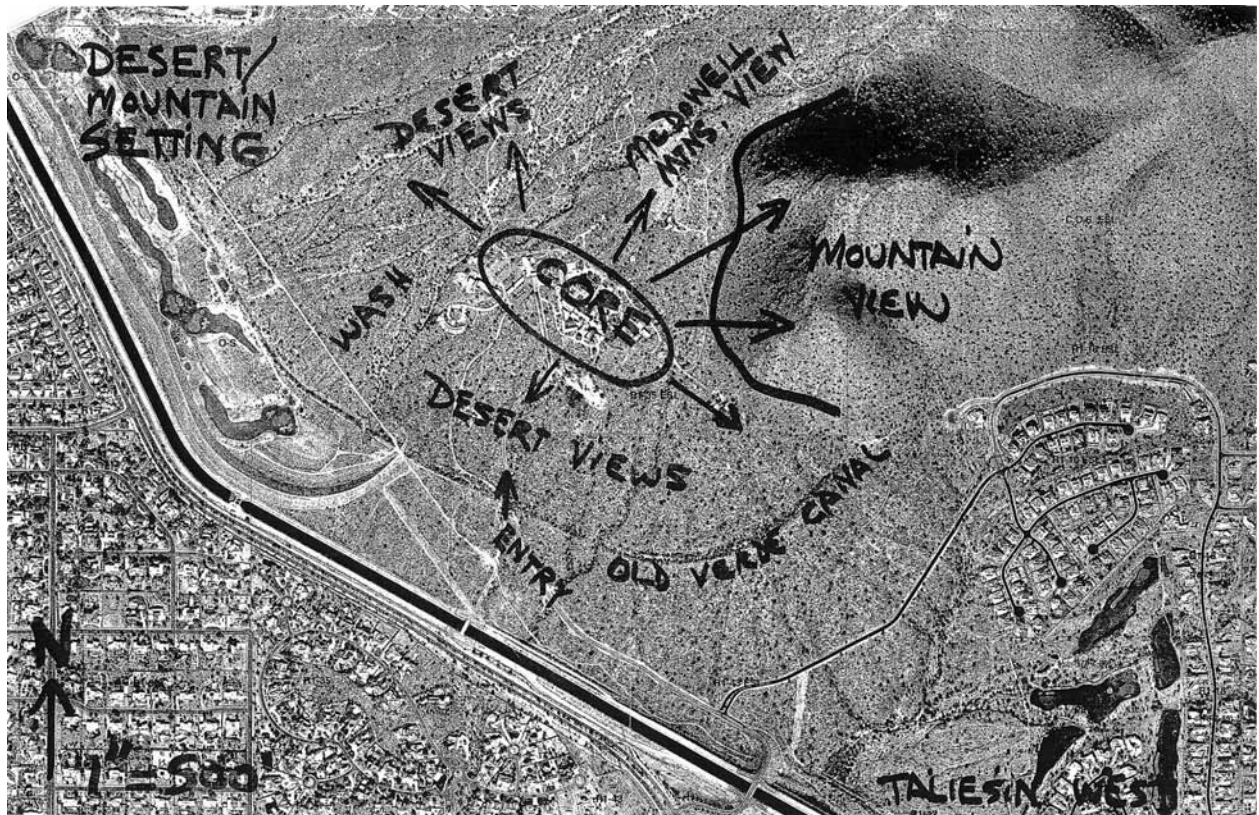
United States Government Memorandum, December 13, 1974, D. E. Creighton, Jr., Projects Environmental Engineer to Projects Manager

“The proposed cultural center would have as its central core a ziggurat type structure that Mr. Puttnam stated would have levels of from 6, 8 to 12 stories in height. In association with this center would be a 400-car parking garage.”

Statement of William Wesley Peters, Taliesin Foundation, at the Public Hearing Regarding the Granite Reef Aqueduct, May 3, 1973, Scottsdale, AZ.

“The canal and dike system as designed would both interrupt the carefully planned visual relationship between Taliesin West and the desert valley below.”

“Taliesin West is not merely an architectural school and firm, but a unique architectural masterwork – a blending of landscape and building which is internationally renowned. Designed by Frank Lloyd Wright in 1937 as a concentrated abstraction of this remarkable desert region, the buildings stand carefully and unobtrusively in the landscape, the whole ensemble seen as a grand garden, the like of which in sheer beauty or reach, space and pattern, does not exist anywhere else in the world. It was the splendid grandeur of this great natural garden of the desert that Mr. Wright saw as Arizona’s chief asset.”



LEGAL DESCRIPTION

TALIESIN WEST PARCEL

A portion of the Northeast quarter of Section 16, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Center Quarter corner of said Section 16, marked with a one inch iron pipe monument from which the East quarter corner of said Section 16, marked with a General Land Office brass cap monument, lies South $89^{\circ}55'30''$ East 2633.01 feet;

thence North $55^{\circ}43'16''$ East 722.16 feet to the POINT OF BEGINNING;

thence North $10^{\circ}48'11''$ West 757.68 feet;

thence North $79^{\circ}11'49''$ East 269.42 feet;

thence South $55^{\circ}48'11''$ East 823.34 feet;

thence South $34^{\circ}11'49''$ West 248.19 feet to a point from which the said East quarter corner of Section 16 lies South $68^{\circ}37'49''$ East 1473.46 feet;

thence South $79^{\circ}11'49''$ West 676.11 feet to the POINT OF BEGINNING.

Containing 10.5886 acres, more or less.